

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 16, 2014, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, Bill Sanders, and Danielle Tolan.

City Staff Present: Matt Skelton, Director; Jennifer Miller, Assistant Director; Jesse Pohlman, Senior Planner; Andrew Murray, Associate Planner; Jeffrey Lauer, Associate Planner; and Brian Zaiger, City Attorney

Approval of Minutes: June 2, 2014, APC Meeting Minutes

Motion: To approve the May 19, 2014, APC Minutes with changes.

Motion: Graham; Second: Tolan; Vote: Approved 7-0 with changes.

Pohlman reviewed the APC Public Hearing Rules and Procedures.

Case No. 1405-SPP-11 [PUBLIC HEARING]

Description: *Grand Park Village, Section I*

Henke Development Group, by Weihe Engineers, Inc. requests Primary Plat approval for 6 lots on approximately 9 acres +/- in the Grand Park Village PUD District.

Miller presented an overview, as outlined in the staff report.

Steve Henke, on behalf of the petitioner, was available for questions regarding the project.

Public Hearing opened at 7:06 p.m.

There were no public comments.

Public Hearing closed at 7:07 p.m.

Miller recommends approval of the primary plat as presented.

Motion to approve Petition 1405-SPP-11.

Motion: Graham; Second: Sanders; Vote: 7-0.

Case No. 1406-DP-18 & 1406-SPP-14

Description: *Spring Orchard North*

East side of Casey Road, approximately 1,300' south of 186th Street
Platinum Properties Management Company, LLC, by Stoeppelwerth and Associates, Inc., requests Development Plan and Primary Plat approval for 44 single-family residential lots on approximately 15.99 acres+/- in the Springmill Trails PUD District.

Miller presented a project overview of the petition, as outlined in the staff report and highlighted changes that were made to the petition since the June 2, 2014, public hearing.

Miller noted the development plan and primary plat are compliant with the applicable PUD Ordinance, zoning ordinance, and commitments. Staff recommends approval of the petition with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a building permit.

Motion: To approve Petition 1406-DP-18 & 1406-SPP-14 with staff's recommended condition.

Motion: Sanders: Second: Tolan: Vote: 7-0 to approve with staff's recommended condition.

Case No. 1406-DP-19 & 1406-SIT-09

Description: *Westfield High School Community Stadium*

18250 North Union Street

Westfield-Washington Schools, by Cripe Architects and Engineers requests Development Plan and Site Plan review for the Westfield High School Community Stadium on approximately 77.27 acres +/- in the GB-PD District.

Murray presented an overview of the petition, as outlined in the staff report, and highlighted changes that were made to the petition since the June 2, 2014, public hearing.

Murray noted the plans comply with the applicable ordinances with the exception of the building materials on the west façade of the home grandstand, facing US Highway 31, and that the petitioner has filed a petition with the Board of Zoning Appeals for a variance of development standard to exempt the grandstand from this standard. The public hearing for the requested variance is scheduled for July 8, 2014. As a result, Murray presented the staff's recommendation to approve the petition, subject to the following condition:

1. Final approval of the building materials on the west façade of the home grandstand is delegated to the Economic and Community Development Department (the "Department"). (NOTE: If the petitioner is successful in obtaining a development standard variance from WC16.04.165.D.3.f ("Variance Petition") for the building materials on the west façade of the home grandstand, then the submitted elevation plans as included in the application will be approved by the Department. If the Variance Petition is not approved, then the petitioner's elevation plans would need to be revised and no staff approval could be granted unless such plans comply with the standards set forth in WC16.04.165.D.3.f.

Jeff Olsen, CSO Architects and Nick Verhoff, with the Westfield-Washington Township School Corporation, were present for any questions.

Maue asked if it was the back bleachers that constituted the building façade on the west façade of the grandstands in this case.

Murray responded the open side of the bleachers was determined to be part of the façade.

Kingshill asked if the material was just 60% brick or could other materials would be used.

Murray answered the standard requires the façade to be two or more building materials provided the primary material had to be at least 60% brick or EIFS. The other option would be all brick.

Horkay asked if the proposed materials were necessary for the façade or what were the other options for building material?

Olsen responded that there are site constraints so if they were to provide or enhance the existing façade today and it was not visible, that would be an option. But due to the type, that is not possible.

Skelton said if they can comply with the ordinance in any way without a variance, they can move forward.

Verhoff noted there is a berm along US Highway 31 that should screen half of the façade and that the berm will have landscaping on it.

Hoover asked if the variance is not granted, then what would the school's plan be at that point.

Verhoff responded they are doing all they can so it is not just an expansive brick wall.

Hoover asked what the west façade will look like, would it be metal on the back side?

Olsen said it will be iodized steel bleachers.

Motion to approve Petition 14-06-DP-19 and 1406-SIT-09 with staff's recommended condition.

Motion: Horkay: Second: Maue: Vote: 7-0 to approve with staff's recommended condition.

Case No. 1406-PUD-10

Description: *Garden Market PUD*

505 West 186th Street

Sundown Gardens, Inc., by Coots, Henke & Wheeler, P.C. requests a change in zoning of 16 acres+/- from the AG-SF1 District to the Springmill

Lauer presented an overview of the petition, as outlined in the staff report, and noted changes since the public hearing. Staff recommends forwarding the petition to the City Council with a favorable recommendation.

Sanders inquired if one or many persons would own the land.

Dave Coots, on behalf of the petitioner, responded that the petitioner in all probability retitle the commercial development parcel along Springmill Road to be a different entity of which they would be a participant. Coots does not know if there are any restrictions on the ordinance of who can own it from this point forward or how it would affect financing, leasing or whatever else, but the petitioner would retain and develop this parcel separately.

Hoover noted the proposed PUD Ordinance includes that roof visible vents may not be visible from adjacent properties, public right of ways and golf courses and that golf courses should be removed because it is not relevant to this petition.

Skelton commented this can be removed subject to the APC's motion.

Motion to forward Petition 1406-PUD-10 to the City Council with a favorable recommendation with the noted change to remove golf course language.

Motion: Graham: Second: Tolan: Vote: 7-0

Case No. 1407-ZOA-01

Description: *Unified Development Ordinance*

City of Westfield requests approval of an Ordinance to Repeal the Existing Zoning and Subdivision Control Ordinance and Adopt a Replacement Westfield-Washington Township Unified Development Ordinance.

Pohlman gave a presentation and detailed overview of the Unified Development Ordinance, as highlighted in the staff report, and confirmed that the zoning map will not change as a result of this process. Pohlman thanked the Council's Committee on Ordinance Revisions for their time and effort in reviewing the reformatted zoning ordinance and working through the proposed revisions.

Hoover inquired whether the floodplain ordinance changes would be made before the approval of the Unified Development Ordinance.

Pohlman responded the state has given a November deadline to adopt the changes. As a result, the staff anticipates the changes will be incorporated into the ordinance after the APC's July 21, 2014, public hearing, before the APC's recommendation to the Council of this ordinance.

Sanders commented that if a smaller parking space size is going to be permitted, then consideration could be given to double striping parking spaces.

Hoover noted he would possibly like additional consideration on the proposed change to prohibit changeable copy signs, as he did not recall the Council's Committee on Ordinance Revisions discussion regarding this change.

Pohlman noted these items can be incorporated and revisions made as necessary, following the public hearing on July 21, 2014.

APC members thanked the staff for all the work on the ordinance.

No action is required at this time.

Case No. 1406-SPP-13 [CONTINUED]

Description: Commons Cove
18130 Casey Road
Paul Commons, by The Sneider Corporation requests Primary Plat review for 2 lots on approximately 1.409 acres+/- in the Springmill Trails PUD District.

Case No. 1406-DP-17 & 1406-SIT-08 [CONTINUED]

Description: *LOR Corporation*
950 Tournament Trail
LOR Corporation, by RQAW Corporation requests Detailed Development Plan and Site Plan review for a new multi-tenant commercial building on approximately 2.57 acres +/- in the 32 at 31 Henke Center, in the GB District.

Case No. 1406-PUD-09 [CONTINUED]

Description: The Junction PUD
Northeast corner of U.S. 31 and State Road 32
Westfield Community Investors, LLC, by EdgeRock Development, LLC requests a change in zoning of 14.1 acres+/- from the SF-3 District to the Junction PUD District.

Case No. 1405-DP-14 & 1405-SPP-13 [CONTINUED]

Description: *Retreat on the Monon*
Southwest and Southeast corners of 161st Street and Monon Trail
Pulte Group, by Weihe Engineering requests Development Plan, Primary Plat, And associated plat waiver request approval for a 90-unit condominium Development on approximately 13.52 acres +/- in the Viking Meadows PUD District.

Case No. 1402-REZ-01 [CONTINUED]

Description: *Oak Park*
Generally located on the southeast corner of 161st Street and Carey Road fronting on Oak Park Circle.
Pedcor Investments, LLC requests a change in zoning of approximately 35.3 acres +/- from the AG-SF1 District to the SF-2 District.

Case No. 1209-PUD-11 (CONTINUED)

Description: *Springmill Corner PUD*
SE corner of Springmill Road and 161st Street; Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (8:31 p.m.)

Motion: Maue; Second: Tolan: Motion passed by voice vote.

President, Ken Kingshill

Vice President, Randy Graham

Secretary, Matthew S. Skelton